

095.0

0002

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,601,100 / 1,601,100
USE VALUE: 1,601,100 / 1,601,100
ASSESSED: 1,601,100 / 1,601,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PERDUCAT CYRIL	
Owner 2: PERDUCAT-RUBI SOPHIE	
Owner 3:	

Street 1: 55 FALMOUTH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GAEHDE JOACHIM E / LIFE ESTATE -

Owner 2: -

Street 1: 55 FALMOUTH RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .52 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Clapboard Exterior and 3042 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		22630		Sq. Ft.	Site		0	70.	0.50	4									792,050						792,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	22630.000	779,700	29,300	792,100	1,601,100		62238
							GIS Ref
							GIS Ref
							Insp Date
							02/13/09

Prior Id # 1: 62238
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		095.0-0002-0012.0		7797!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	779,700	29300	22,630.	792,100	1,601,100
2021	101	FV	756,800	29300	22,630.	792,100	1,578,200
2020	101	FV	756,700	29300	22,630.	792,100	1,578,100
2019	101	FV	558,800	29800	22,630.	792,100	1,380,700
2018	101	FV	505,900	29800	22,630.	678,900	1,214,600
2017	101	FV	505,900	29800	22,630.	633,600	1,169,300
2016	101	FV	557,100	29800	22,630.	543,100	1,130,000
2015	101	FV	543,300	30100	22,630.	486,500	1,059,900

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
GAEHDE JOACHIM	66630-91		1/5/2016		1,228,200
GAEHDE JOACHIM	54723-339		5/24/2010	Family	10
GAEHDE JOACHIM	37837-186		1/29/2003	Family	99
GAEHDE JOACHIM	27946-78		12/5/1997	Family	99
					No
					A

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/11/2020	491	Solar Pa	29,000	C					7/18/2017	Permit Visit	DGM	D Mann											
1/8/2019	33	Heat App	28,500	C					3/30/2017	SQ Returned	MM	Mary M											
11/29/2017	1589	Alterati	50,000	C					2/13/2009	Meas/Inspect	163	PATRIOT											
7/14/2017	851	Wood Dec	20,000	C					11/23/1999	Inspected	267	PATRIOT											
8/10/2016	2008	Insulate	10,300	O					11/9/1999	Mailer Sent													
7/28/2016	1041	Inter Fi	330,000	O	7/28/2016				10/18/1999	Measured	263	PATRIOT											
									7/24/1991		JK												

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good	SHOULD BE 2 CARD PARCEL STUDIO APT OVER GARAGE 3/4 BATH AND KITCHEN FAIR LOFT OVER GAR SMALL KIT 3/4 BATH FPL.													
Sty Ht: 2A	2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 2	Rating: Very Good														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 3 - Gambrel				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 5	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B+ - Good (+)				CONDOS INFORMATION															
Year Blt: 1912	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G19	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1 12 4									
Sec Int Wall: %				Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:	%	Baths:													
Sec Floors: %				Total:	10.8 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 130.00				Heating:											
Bsmnt Gar:				Size Adj.: 0.99516761				General:											
Electric: 3 - Typical				Const Adj.: 1.00969899				Totals											
Insulation: 2 - Typical				Adj \$ / SQ: 130.627															
Int vs Ext: S				Other Features: 133531															
Heat Fuel: 1 - Oil				Grade Factor: 1.46															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: Yes	Central Vac: NO			Adj Total: 874096				WtAv\$/SQ: AvRate: Ind.Val											
% Com Wal	% Sprinkled			Depreciation: 94402				Juris. Factor: 1.00 Before Depr: 190.71											
Depreciated Total: 779694							Final Total: 779700 Val/Su SzAd 256.31				Special Features: 0 Val/Su Net: 153.51								
MOBILE HOME				Make:				PARCEL ID 095.0-0002-0012.0				IMAGE							
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	FR	1960	0.00	T	50	101							
10	Pool-Conc.	D	Y	1	14X56	A	AV	1970	19.10	T	39.2	101		9,100		9,100			
19	Patio	D	Y	1	10X12	A	GD	1997	5.38	T	13.2	101		600		600			
4	Garage W/Lof	D	Y	1	20X32	E	EX	1912	36.39	T	16	101		19,600		19,600			
More: N				Total Yard Items: 29,300				Total Special Features:				Total: 29,300							